

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-5-2015 – Parkway View Subdivision

**SYNOPSIS:**

Applicant: Lake Park Project LLC  
Proposal: Final Plat  
Location: 4028 West Parkway Boulevard  
Lots: 3  
Acres: 5.5  
Zoning: M

**BACKGROUND:**

Corbin Bennion representing Lake Park Project LLC, has filed a request to divide Parcel 102D in the Lake Park Development. The subject property is located at the northeast corner of Parkway Boulevard and Lake Park Boulevard.

The proposed subdivision will divide an existing parcel into a 3 lot subdivision. Although the property was created in August 2000 titled Lake Park Lot 102D, it was done as a metes and bounds subdivision. Metes and Bounds subdivisions are not formal subdivision plats and are therefore not recorded. A legal description would have accompanied the drawing which was filed in the Office of the County Surveyor.

At the present time, the Home 2 Suites is located on what will become lot 1 of the subdivision. Two new lots will be created to the west and north of the existing hotel. It is anticipated that these lots will be used to support the existing hospitality use and/or for office uses. Future uses within the subdivision will be reviewed as conditional and/or permitted uses.

The thought of future lots at this location has been discussed for years. The placement of the hotel, with the existing access points along Parkway and Lake Park Boulevards along with the existing internal drive, lends itself to the creation of additional lots. Cross access and parking easements will need to be established and recorded prior to the plat recording.

There are also various waterline easements that cut through lots 2 and 3. While there is sufficient room to construct new buildings, these will need to be accounted for at the building stage.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager